

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.1 to permit a front yard setback of 81' instead of the required 25' and 30' from the centerline instead of the required 50'; Section 303.2 to permit a front yard setback of 41' instead of the required 18.75' for an open projection; 238.2 to permit side and rear yard setbacks of 41' and 10' * of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Live in 2 top floors of 200 year old house in historic district of Ellicott City, Baltimore County. Want to use first floor (front) as antique shop. Was redone to required commercial requirements when I redid entire house. Need shop for income.

* respectively instead of the required 30'; and Section 409.2.a and b.(6) to permit 0 parking spaces in lieu of the required 3 spaces.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Telephone for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contractor purchaser or representative to be contacted
Name _____
Address _____
City and State _____
Telephone No. _____
Attorney's Telephone No. _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of

August, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of October, 1984, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PATTEL, P.E.
DIRECTOR

October 4, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #37 (1984-1985)
Property Owner: Edna B. Martin
N/S Frederick Rd. 800' N/W of River Rd.
Acres: 95 X 50
District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

Frederick Road (Md. Route #144) is a State Road; therefore, the plat is subject to comment and/or approval of the Maryland State Highway Administration.

The existing house appears to be partially within the 100-year flood plain of the Patapsco River. The subject plat does not indicate the extent of the proposed construction or the limits of the existing structure. Field run survey elevations will be required to determine the exact limits of the flood plain. All proposed construction must be located a minimum distance of 20 feet from the boundary of the flood plain.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

RE: PETITION FOR VARIANCES
N/S of Frederick Rd., 800' NW
of River Rd. (122 Frederick Rd.),
1st District
OF BALTIMORE COUNTY

EDNA B. MARTIN, Petitioner
Case No. 85-98-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 25th day of September, 1984, a copy of the foregoing Entry of Appearance was mailed to Edna B. Martin, 122 Frederick Rd., Ellicott City, MD 21043, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 8, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Chairman
Nicholas B. Commodari

M's Edna B. Martin
122 Frederick Road
Ellicott City, Maryland 21043

RE: Case No. 85-98-A (Item No. 37)
Petitioner - Edna B. Martin
Variance Petition

Dear M's Martin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

Maryland Department of Transportation
State Highway Administration

William K. Heilmann
Secretary
Hal Kassoff
Administrator

September 5, 1984

Mr. A. Jablon

Any future additions or modifications of the paving facilities could require additional improvements at a future date.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:vrd

cc: Mr. J. Ogle

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 8-21-84
ITEM: #37.
Property Owner: Edna B. Martin
Location: N/S Frederick Road (Route 144), 800' N/W of River Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a front setback of 8' in lieu of the required 25' & 30' from c/l in lieu of the required 50'. To permit a front setback of 4' in lieu of the required 18.75' for an open projection and to permit side and rear yard setbacks of 4' & 10' in lieu of the required 30' and to permit 0 parking spaces in lieu of the required 3 spaces.
Acres: 95 x 50
District: 1st

Dear Mr. Jablon:

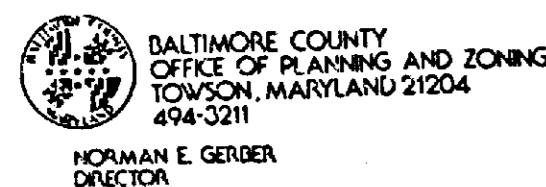
On review of the submittal of 7-22-84 and field inspection, the State Highway Administration offers the following comments.

We find the existing location of the building and the natural terrain of the ground do not contribute easily to modification of the existing and proposed parking facilities.

We recommend the four (4) parking spaces be improved with bituminous paving to meet the edge at the existing S.H.A. shoulder.

My telephone number is (301) 659-1350

Teleprinter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 8/21/84
Item # 37
Property Owner: Edna B. Martin
Location: N/S Frederick Rd.
NW of River Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

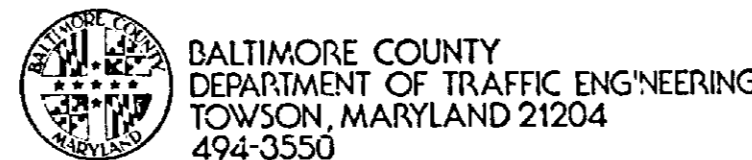
- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The proposed construction must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on 11/17/79. No building permit may be issued until a reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X) Additional comments:

The two proposed parking spaces are not on the County Subdivided Site plan. Should show topography of the site and if alternate parking can be designed. This site is located in the Baltimore Riverfront Area.

Eugene A. Robert
Chief, Current Planning and Development

cc: James Howell



STEPHEN E. COLLINS
DIRECTOR

August 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

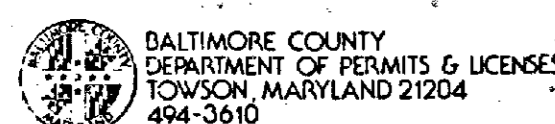
Item No. 37
Property Owner: Edna B. Martin
Location: N/S Frederick Road 800' N/W of River Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a front setback of 8' in lieu of the required 25' and 30' from c/l in lieu of the required 50', to permit a front setback of 4' in lieu of the required 18.75' for an open projection and to permit side and rear yard setbacks of 4' and 10' in lieu of the required 30' and to permit 0 parking spaces in lieu of the required 3 spaces.
Acre: 95 x 50
District: 1st

Dear Mr. Jablon:

The petition is requesting a variance to permit zero parking spaces, this is B.R. zone and parking is needed. The only parking in the area is on Frederick Road and this parking cannot be depended on in the future.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSE/can



TED ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

August 30, 1984

Dear Mr. Jablon:

Comments on Item # 37 Zoning Advisory Committee Meeting are as follows:

Property Owner: Edna B. Martin
Location: N/S Frederick Road 800' N/W of River Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a front setback of 8' in lieu of the required 25', etc.

Acre: 95 x 50
District: 1st.

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (X) A building/other permit shall be required before beginning construction.
- (X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1107 and Table 1102, also Section 503.2.
- (X) Requested variance appears to conflict with the Baltimore County Building Code, Section 5.
- (X) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal. Change from R-3 Residential to mixed uses "R-3" Residential and "B" Business.
- (X) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- (X) Comments - The structure shall be made to comply with 1105.6.3 and applicable Sections of Table 303.2.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdhan, Chief
Plans Review

CEB:ee

IN RE: PETITION ZONING VARIANCES
N/S of Frederick Road, 800' NW
of River Road (122 Frederick
Road - 1st Election District
Edna B. Martin,
Petitioner
Case No. 85-98-A
OF BALTIMORE COUNTY
ZONING COMMISSIONER

FINDINGS OF FACT AND CONCLUSIONS OF LAW

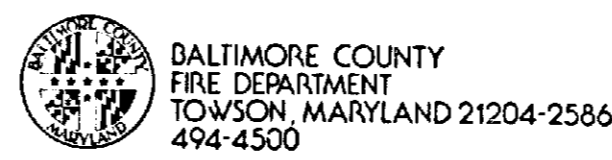
The Petitioner herein requests variances to permit a front yard setback of eight feet instead of the required 25 feet, a setback of 30 feet from the centerline of Frederick Road instead of the required 50 feet, a front yard setback of four feet instead of the required 18.75 feet for an existing porch; a side yard setback of four feet instead of the required 30 feet, a rear yard setback of ten feet instead of the required 30 feet, and zero parking spaces instead of the required three spaces, as more specifically described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. There were no Protestants.

Testimony indicated that the Petitioner purchased the instant property, zoned B.R., two years ago in order to reside therein and to open an antique shop which would be located on a portion of the first floor of the existing 200-year-old three-story stone house. The Petitioner would reside on the upper two floors and use the remainder of the first floor for storage and personal use. The house was in a terrible run-down condition, and the Petitioner has extensively renovated it since its purchase.

The 50' x 95' property is located on Frederick Road within the Ellicott City Historic District, although still in Baltimore County. This site, as well as all the other properties in the vicinity, is located on a very steep hillside. The house is situated on the front of the property, eight feet from the

UNDER RECEIVED FOR FILING
DATE 9/1/84
BY [Signature]



PAUL H. REINCKE
CHIEF

September 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Edna B. Martin

Location: N/S Frederick Road 800' N/W of River Road

Item No.: 37

Zoning Agenda: Meeting of 8/21/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] 9/10/84
Planning Group
Special Inspection Division

Noted and
Approved: [Signature]
Fire Prevention Bureau

/mb

front property line, with the hill rising steeply behind it. There is absolutely no room available on the property for expansion. The Petitioner tried to carve three parking spaces out of the hill on the right side of the home, but these spaces do not satisfy the required zoning laws. In fact, the Petitioner carved out as much rock as physically possible. Due to the sandstone and granite, it is impossible to dig out any more area in order to satisfy the parking requirements.

The Petitioner pointed out that not only do the three spaces exist to the side of the home, albeit not strictly in conformance with the law, three spaces in front also exist parallel to the house, although they too do not meet the requirements.

Presently, there are business uses contiguous to the Petitioner's property, all with less parking available than the Petitioner because of the hill and rock characteristics of the area. There is no possibility of designing alternate or more extensive parking on this property.

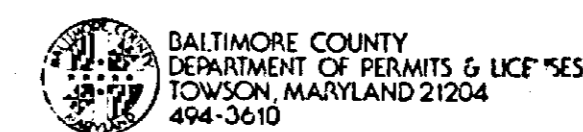
The Petitioner is employed by the Howard County Board of Education and needs the extra income her proposed use would provide. She presented three letters from neighbors who support her request for variances and pointed out the tremendous job of renovation completed on this old stone home. Each neighbor stated that the Petitioner's building has vastly improved the neighborhood and is the most valuable property in the area. See Petitioner's Exhibits 2, 3, and 4.

Although parking is a problem in this area, to deny these variances would severely restrict a use permitted as of right in this zone and would discriminate against this Petition while other businesses continue to operate.

The Petitioner seeks relief from Sections 238.1, 238.2, 303.2, and 409.2.a and b.(6), pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

UNDER RECEIVED FOR FILING
DATE 9/1/84
BY [Signature]

- 2 -



September 5, 1984

TED ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 37 Zoning Advisory Committee Meeting are as follows:

Property Owner: Edna B. Martin
Location: N/S Frederick Road 800' N/W of River Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a front setback of 8' in lieu of the required 25' and 30' from c/l in lieu of the required 50' etc.

Acre: 95 x 50
District: 1st.

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (X) A building/other permit shall be required before beginning construction.
- (X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1107 and Table 1102, also Section 503.2.
- (X) Requested variance appears to conflict with the Baltimore County Building Code, Section 5.
- (X) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (X) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- (X) Comments - Should the building be a pre-fab unit it shall bear a State seal in compliance with the State Industrialized Building Laws. Soil bore test will be required. Professional supervision will be required as per previous comments.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdhan, Chief
Plans Review

CEB:ee

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17 day of October, 1984, that the Petition for Zoning Variances to permit a front yard setback of eight feet instead of the required 25 feet, a

UNDER RECEIVED FOR FILING
DATE 9/1/84
BY [Signature]

- 3 -

MAR 14 1985

setback of 30 feet from the centerline of Frederick Road instead of the required 50 feet, a front yard setback of four feet instead of the required 18.75 feet for an existing porch, a side yard setback of four feet instead of the required 30 feet, a rear yard setback of ten feet instead of the required 30 feet, and zero parking spaces instead of the required three spaces be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The existing parking spaces to the side of the house must be improved with bituminous paving to the edge of the existing shoulder of Frederick Road.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Ms. Edna B. Martin

People's Counsel

ORDER RECEIVED FOR FILING

DATE *October 11, 1984*

BY *[Signature]*

CHEAT RIVER OUTFITTERS, INC.
BOX 196 MAIN STREET & RIVER ROAD
ALBRIGHT, WEST VIRGINIA 26519
(304) 329-2024
October 10, 1984

Arnold Jablon
Zoning Commissioner of Balt. Co.
Dear Mr. Jablon:

I am writing to state that I have no objections to the opening of an antique shop next to my property. In fact, I think it would be an improvement to the area.

Truly,
[Signature]
Eric A. Neilson

**PETITIONER'S
EXHIBIT 2**

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
TO: _____ Date: September 24, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Edna B. Martin
SUBJECT: No. 85-98-A

Assuming compliance with the Zoning Plans Advisory Committee comments by the Division of Current Planning and Development, this office is not opposed to the granting of the subject request.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEA/JGH/sf

October 11, 1984

Michael A. Nibali
2317 Old Frederick Rd.
Catonsville, Md. 21228

Mr. Arnold Jablon
Zoning Commissioner for Baltimore County
Office of Planning and Zoning
Towson, Md. 21204

Sir,

I am in favor of the property known as 122 Frederick Road being used as an antique shop. The owner, Edna Martin, has done a tremendous job of renovating the property which a previous owner had permitted to deteriorate badly. It is now the nicest (and most valuable) property in the neighborhood. As a very old and very beautiful granite building, I think it is ideally suited for use as an antique shop.

Sincerely,
[Signature]
Michael A. Nibali

**PETITIONER'S
EXHIBIT 4**

Beginning at a point on the North side of Frederick Road 800' Northwest of River Road and thence running North 45° East 50'; thence North 45° West 95'; thence South 45° West 50'; thence South 45° East 95' to the beginning point.
Also known as 122 Frederick Road.

PETITION FOR VARIANCES
1st Election District

LOCATION: North side of Frederick Road, 800 feet Northwest of River Road (122 Frederick Road)

DATE AND TIME: Monday, October 15, 1984 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front yard setback of 8 feet instead of the required 25 feet and 30 feet from the centerline instead of the required 50 feet; a front yard setback of 4 feet instead of the required 18.75 feet for an open projection; side and rear yard setbacks of 4 feet and 10 feet respectively instead of the required 30 feet; and zero parking spaces in lieu of the required 3 spaces.

Being the property of Edna B. Martin as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 8, 1984

Ms. Edna B. Martin
122 Frederick Road
Ellicott City, Maryland 21043

RE: Petition for Variance
N/S Frederick Rd., 800' W of
River Rd. (122 Frederick Road)
Edna B. Martin - Petitioner
Case No. 85-98-A

Dear Ms. Martin:

This is to advise you that \$45.90 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 134367

DATE *Oct. 15, 1984* ACCOUNT *R-01-015-100*

AMOUNT *\$45.90*

RECEIVED *[Signature]*
FROM *Advertising & Posting Case #85-98-A*
FOR *[Signature]*

0 025*****459020 8154f

VALIDATION OR SIGNATURE OF CARRIER

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

September 27 19 84

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE
59110

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for 28 successive weeks before the 29 day of September 19 84, that is to say, the same was inserted in the issues of

September 27, 1984

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

Law Office up the street - on West
side of Frederick Road, before River
Road.



EXHIBIT
S. J. JONES

September 14, 1984

Ms. Edna B. Martin
122 Frederick Road
Ellicott City, Maryland 21043

NOTICE OF HEARING

RE: Petition for Variance
N/S of Frederick Road, 800 feet Northwest
of River Road (122 Frederick Road)
Edna B. Martin - Petitioner
Case No. 85-98-A

TIME: 10:15 A.M.

DATE: Monday, October 15, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 133024

DATE: 8-22-84 ACCOUNT: R-41-615-070

AMOUNT: \$ 7.00

RECEIVED FROM: *[Signature]*

FOR: *Edna B. Martin*

122 Frederick Rd

Ellicott City, MD 21043

0 050*****100601a 3074F

VALIDATION ON SIGNATURE OF CASHIER

85-98-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
21st day of August, 1984.

[Signature]
ARNOLD JABLON
Zoning Commissioner

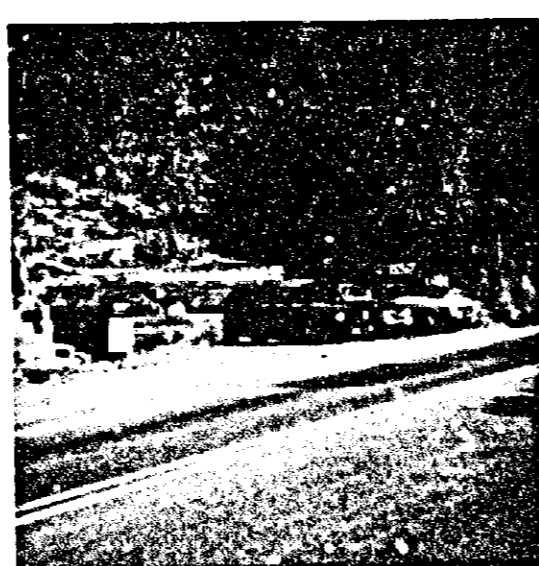
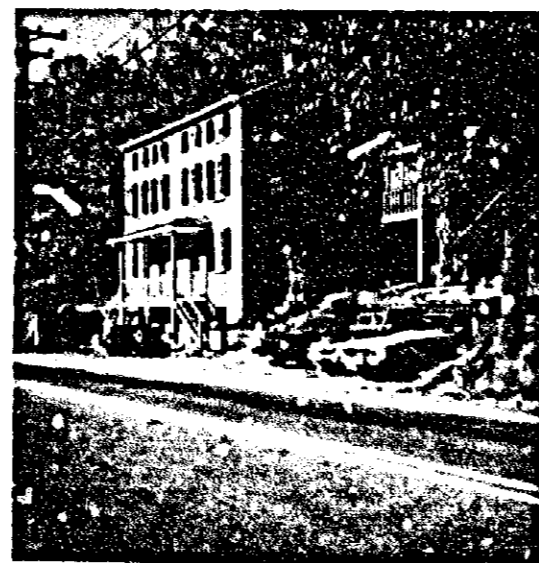
Petitioner: *Edna B. Martin*
Petitioner's
Attorney

Received by: *[Signature]*
Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

New Parking Lot - Note hillside behind
and rise in left section of picture -
that's the base of the cliff.



Front of House - Note there is room
to open a car door without being
in the road - Better than Ellicott
City!



Case # 85-98A

Mr. Arnold Jablon,

This is to inform you that
we are very pleased that Edna
Martin, has the property next
to us on Frederick Road. The
improvements have been 100%.
We would have no objections
at all with her opening her shop.
We are just so glad to have some
one in the house that cares about
the property & the Community.

Sincerely,
Christine & Clarence Cook

PETITIONER'S
EXHIBIT 3

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 27, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
September 27, 1984.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising 22.00

85-98-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

85-98-A

District: *Varian*
Posted for: *Varian*
Petitioner: *Edna B. Martin*
Location of property: *N/S of Frederick Road, Eas. NW of River Road*
(122 Frederick Road)
Location of Signs: *North side of Frederick Road in front of*
122, approx. Eas. NW of River Road
Remarks:
Posted by: *[Signature]* Date of return: *10-5-84*
Number of Signs: *1*

